

Overbrook Owners Association
May 21 Board Meeting Minutes

4:35pm Meeting Called to board meeting.

Carol Anderson, Dave Richardson, Bill Klenn, Denise Margetts (board members), Chanel Mumford (Minnick Management) and Sue Claypolesmith in attendance.

Dave motion to approve March board meeting minutes. Pat 2nd. Unanimous approval.

Review Concrete Bid:

Black Bear Exteriors submitted bid for \$790 to replace missing curb sections.

Bill spoke with Chris from Black Bear and feels that he is knowledgeable about the project.

Dave motion to approve bid. Carol 2nd. Unanimous Approval.

Tree Follow up:

All of the tree work is complete for 2019. 5 Trees have been removed and stumps ground out and 5 trees have been replaced in their spot. They need to be watered 2-3 times per week, especially during the warmer months. Bill and Dave will take care of the East side trees and Carol and Denise will water the West side trees.

There is still some tree trimming that will be done on the North side of the buildings to move the limbs away and remove any that are hanging on the building/gutters. There is one more stump to grind.

The creek bed is also going to be cleaned out and trimmed this spring.

Chanel is to follow up with DKS about the crawl space vent plugs. They do not need to be removed every year and it is safer to just leave them in to avoid frozen pipes in the winter. Carol also has some extras if needed.

Maintenance Priority List:

The corner was fixed by Evergreen.

On invoicing and any notices sent to owners, thank residents who clean up dog waste and continue to remind about dog waste and keeping the grounds clean.

Fertilization and Weed Spray: Advantage will be applying one application of fertilizer and weed kill this spring and just one application of fertilizer in the fall. Owners will be notified at least 24 hours before application.

Main areas of maintenance concerns:

Rotting posts and railings, paint peeling, trim work around the windows, sprinklers adjusted to not hit the windows.

The board will do a maintenance walk through to prioritize the maintenance needs.

Chanel will schedule a walkthrough with a contractor to start obtaining bids.

Suggested putting together a 5-year maintenance plan for all owners to know and track.

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Parking Concerns:

Residents continue to park in the fire lane and on the street. There is enough room for each unit to have one off street parking spot in the designated areas. Cars that are parked on the street and in the fire lane will be towed. We are working on assigning each unit a designated off-street parking spot to help alleviate the overflow parking. A reminder to owners will be sent out to let the tenants know that they cannot park on the street.

Landscape Proposal for 408.

Owner has proposed adding bedding around the unit. This will decrease the trimming needed, mowing time, irrigation and will eliminate any water from hitting the building. The sprinklers would need to be moved out of the projected project area. Owner has requested reimbursement from Overbrook for the improvements.

Board has approved the landscape to be completed but will have to review the budget and the proposed amount of reimbursement before approving ~~and~~ any funds.

6:21pm meeting adjourned.